



US Army Corps  
of Engineers  
Portland District

# PUBLIC NOTICE

## for PERMIT APPLICATION

Issue Date: July 25, 2003

Expiration Date: August 25, 2003

Corps of Engineers Action ID: 200300374

Oregon Division of State Lands Number: 30584-FP

### 30 Day Notice

Interested parties are hereby notified that an application has been received for a Department of the Army permit for certain work in waters of the United States, as described below and shown on the attached plan.

**Comments:** Comments on the described work should reference the U.S. Army Corps of Engineers number shown above and should reach this office no later than the above expiration date of this Public Notice to become part of the record and be considered in the decision. Comments should be mailed to the following address:

U.S. Army Corps of Engineers  
ATTN: CENWP-OP-GP (Ms. Mary J. Headley)  
P.O. Box 2946  
Portland, Oregon 97208-2946

**Applicant:** Hayden Island Condos LLC, PO Box 1250, Clackamas, Oregon 97015 (Mr. Steve Morrison)

**Location:** Columbia River, River Mile 106.5, 701 N. Hayden Island Drive, Section 34, Township 2 North, Range 1 East, Portland, Multnomah County, Oregon

**Project Description:** The applicant proposes to construct a 112-unit condominium residential development with an associated 112-slip private marina. The marina would be connected to the residential development via a 100-foot long, 7-foot wide aluminum ramp from the top of the bank, to a floating concrete dock. The docks would be 4, 6, 8, and 12 feet in width, with the widest dock used on the exterior, upstream and riverward sides of the marina to provide wave attenuation. The marina would extend approximately 300 feet into the river, and would be 588 feet wide. The marina design calls for approximately 60 steel pilings that would range in size from 14 to 24-inches in diameter, with the larger diameter piles on the outer dock. Deck grating would be incorporated into the docks to allow light to penetrate below the marina.

**Purpose:** To provide a private marina for the use of the proposed Waterside Condominium owners. Project need was determined by market feasibility studies undertaken by the applicant.

**Drawings:** Three (3) Sheets identified as *COE No. 200300374, Columbia River, RM 106.5, Hayden Island Marina*

**Additional Information:** Additional information may be obtained from Ms. Mary J. Headley, Project Manager, U.S. Army Corps of Engineers at (503) 808-4392.

**Authority:** This permit will be issued or denied under the following:

Section 10, Rivers and Harbors Act 1899 (33 U.S.C. 403), for work in or affecting navigable waters of the United States.

**Public Hearing:** Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

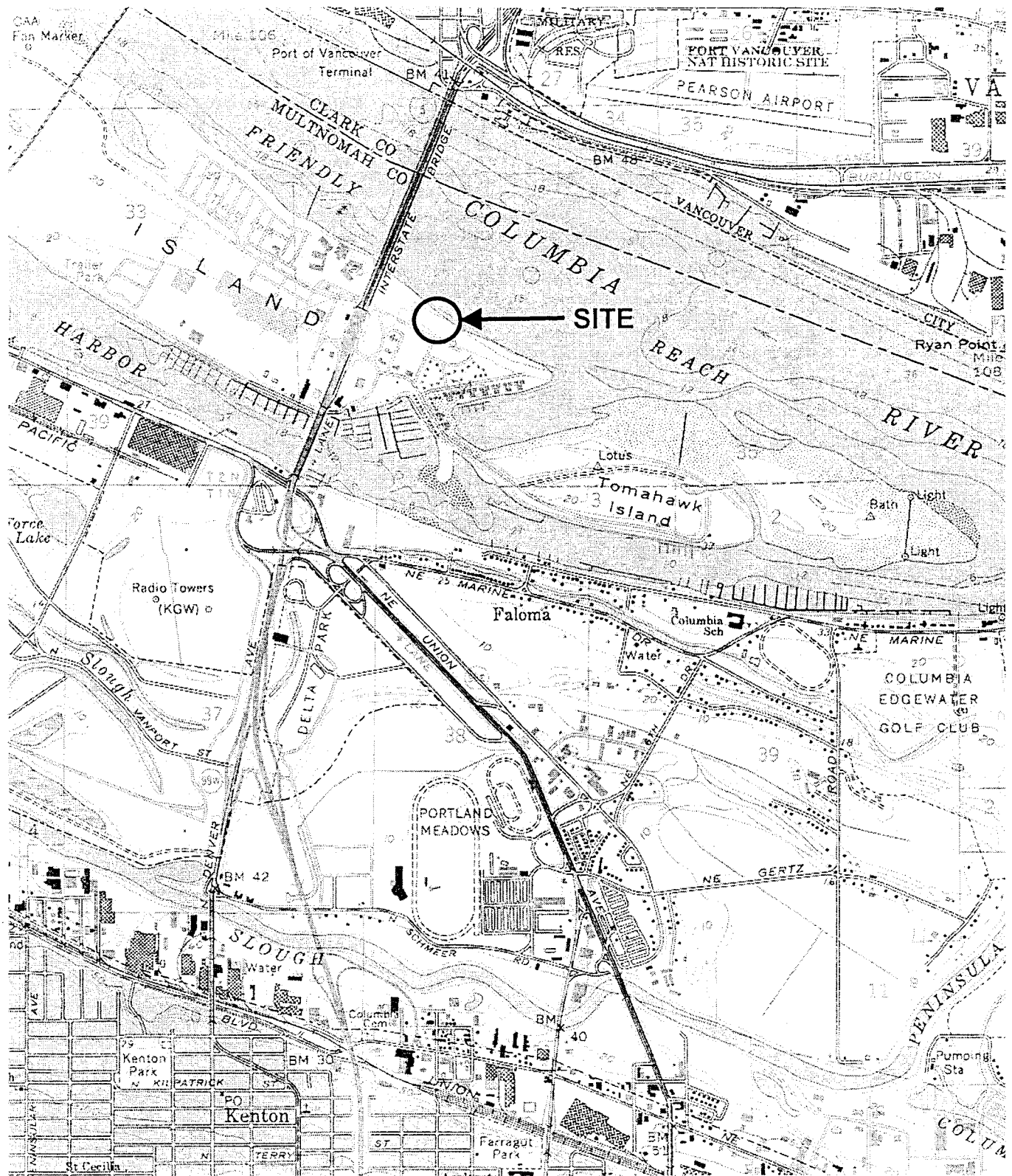
**Endangered Species:** Preliminary determinations indicate that the proposed activity may affect an endangered or threatened species or its critical habitat. Consultation under Section 7 of the Endangered Species Act of 1973 (87 Stat. 844) will be initiated. A permit for the proposed activity will not be issued until the consultation process is completed.

**Cultural Resources:** The described activity is not located on property registered or eligible for registration in the latest published version of the National Register of Historic Places. This notice has been provided to the State Historic Preservation Office. There are no recorded historic properties within the permit area. The permit area has been extensively modified by modern development that little likelihood exists for the proposed project to affect an undisturbed historic property or any other type of cultural resource.

**Evaluation:** The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the described activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit, which reasonably may be expected to accrue from the described activity, must be balanced against its reasonably foreseeable detriments. All factors, which may be relevant to the described activity will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership and, in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

**Additional Requirements:** State law requires that leases, easements, or permits be obtained for certain works or activity in the described waters. These State requirements must be met, where applicable, and a Department of the Army permit must be obtained before any work within the applicable Statutory Authority, previously indicated, may be accomplished. Other local governmental agencies may also have ordinances or requirements, which must be satisfied before the work is accomplished.



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Location and general topography for the proposed Waterside condominium and marina project along the Columbia River in Portland, Oregon (USGS, Portland, Oreg.-Wash., 1961, photorevised 1970 and 1977).

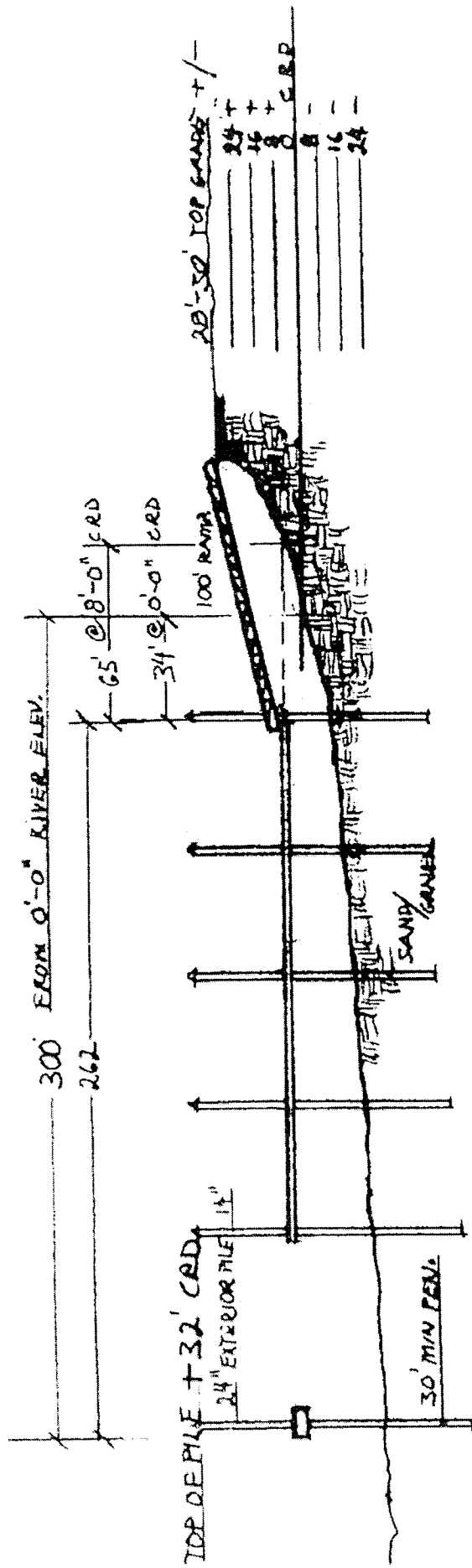
FIGURE

1



— Pacific Habitat Services, Inc. —





TRP. SECTION  
 SCALE = 1/4" = 1'-0"

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FIGURE

3

Cross-section of the proposed marina for the proposed Waterside condominium and marina project along the Columbia river in Portland, Oregon (design provided by Steelhead Marine, Inc., 2003).

Pacific Habitat Services, Inc.

